STEVE BIGHAM

BUILDING CONSULTANT

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PACIFIC TECHNICAL

CERTIFICATIONS

IICRC Master Water Restorer (MWR)
Registrant #88845

IICRC Master Fire & Smoke Restorer (MSR)

IICRC Master Textile Cleaner (MTC)

IICRC Technician Certifications
ASD · AMRT · FSRT · WRT · OCT · UFT · CRT

RIA Water Loss Specialist (WLS)

AHERA Building Inspector
Asbestos · IN-24-2536C

FAA Part 107 Remote Pilot
Certificate #4381258

Level 1 Thermographer · OSHA 10-Hour

Indoor Air Quality Association
Sampling IAQ Contaminants · Mold Remediation · IAQ Fundamentals

Additional Training
Restorative Drying 201 · Successful Subrogation I & II · Clandestine Lab Assessment · The Perfect Witness (deposition training)

AFFILIATIONS

IICRC · Restoration Industry Association (RIA)

IFMA Oregon & SW Washington Chapter, Past President

FIELD EQUIPMENT & SOFTWARE

Matterport Pro3 (LiDAR) and Pro2 · DJI Mavic 2 Pro, Part 107 · FLIR thermal imaging · Remote moisture monitoring · Xactimate · Bluebeam Revu · RSMeans · Pix4Dmatic and other orthomosaic/survey software

INSURANCE & REFERENCES

General & Professional Liability
GL $1M / $2M · PL $2M · COI, fee schedule, and references on request

PROFESSIONAL PROFILE

Building consultant with 27 years in emergency restoration: 16 as a restoration contractor, from technician to general manager on large commercial losses, then more than a decade as a consulting and testifying expert for attorneys, property insurers, owners, and public entities. Retained on disputed and complex restoration matters: scope identification, ROM and comparative estimates, forensic analysis of Xactimate and time-and-materials invoices, reasonableness of mitigation and repair charges, standard of care, and site monitoring across fire, water, mold, biohazard, and catastrophic events. Opinions are documented to a standard that holds up in mediation, arbitration, deposition, and trial, and are grounded in hands-on experience with the equipment, labor, and drying science behind the invoices under review. IICRC Triple Master in water, fire and smoke, and textile restoration.

PROFESSIONAL EXPERIENCE

Pacific Technical LLC · Beaverton, OR 2019 – PRESENT
FOUNDER & PRINCIPAL CONSULTANT
Independent practice serving attorneys, property insurers, risk pools, and owners: expert consulting and testimony, forensic invoice analysis, scope and estimate review, and site monitoring.

J.S. Held LLC · Issaquah, WA 2015 – 2019
SENIOR CONSULTANT / AREA MANAGER (OREGON)
Served as an area manager and building consultant on large-loss property matters for carriers: site documentation, scope verification, estimates, and invoice analysis.

Servpro of Tigard / Tualatin & Beaverton · Tigard, OR 2011 – 2015
OPERATIONS MANAGER / GENERAL MANAGER
Ran daily operations of a large-loss restoration franchise: P&L, crew and office staffing, scheduling, fleet, safety, and adjuster relations. Estimated and managed fire, water, mold, and biohazard work from first call to final invoice.

Dow Columbia · Portland, OR 2007 – 2011
PROJECT MANAGER
Estimating, scheduling, and subcontractor and job-site management on large-loss reconstruction.

Servpro of Gresham · Gresham, OR 1999 – 2007
WATER TECHNICIAN / WATER SUPERVISOR
Began as a hands-on water technician: extraction, demolition, drying equipment, and daily moisture monitoring. Advanced to supervisor over crew scheduling, estimating, adjuster consultation, and quality control.

AREAS OF EXPERTISE

- Forensic invoice analysis: Xactimate and time-and-materials billing
- Scope identification and verification
- Project estimating, ROMs, and comparative estimates
- Reasonableness of mitigation and repair charges
- Standard of care: water, fire, smoke, mold, and biohazard mitigation
- Drying science, psychrometrics, and equipment justification
- Construction cost and percent-complete analysis
- Site monitoring and clerking on large losses
- Documentation: 3D Matterport scanning, drone orthomosaics, thermography
- Subrogation support

EXPERT CONSULTING & TESTIMONY SERVICES

- Expert reports and declarations
- Deposition, arbitration, and trial testimony
- Rebuttal of opposing expert opinions and estimates
- Mediation and settlement analysis (ER 408 / OEC 408)
- Desk reviews and review of subpoenaed documentation
- Cost allocation by loss event

EXPERT CONSULTING & TESTIMONY

TESTIFYING AND CONSULTING EXPERT · ER 408 / OEC 408

Testimony

Brinkley dba HBC Enterprises v. Haney 2020 – 2025

CLACKAMAS COUNTY CIRCUIT COURT NO. 19CV31018 · BINDING ARBITRATION · RETAINED BY THE SMITH FIRM, P.C. (PLAINTIFF / CONTRACTOR) · TESTIFYING EXPERT

Prepared the expert cost evaluation and testified at the August 2025 arbitration hearing on the reasonable value of fire and water demolition and reconstruction work; rebutted the opposing expert's Xactimate estimate. The arbitrator adopted the actual-costs-incurred methodology as the most persuasive.

Consulting Expert

Absher Construction Co. v. Rhine Demolition, LLC 2021 – 2025

NORTHGATE TUNNEL REPAIR, SEATTLE, WA · RETAINED BY DEFENSE COUNSEL (SINARS SLOWIKOWSKI TOMASKA / FORSBERG & UMLAUF) FOR THE DEMOLITION CONTRACTOR AND ITS INSURER

Forensic analysis of the general contractor's $3.91M in repair pay requests and subrogation invoices under ER 408: project staffing and overhead against the contract terms, labor classifications and rates, equipment against the daily logs, and the schedule record on the delay question. Prepared analyses and presentations for post-mediation expert meetings; mediation and arbitration.

AMC Theatres / Tecumseh (Lakewood theatre fire) 2022 – 2023

LAKEWOOD, WA · RETAINED BY OWNER'S COUNSEL (CORR CRONIN LLP) IN A PAYMENT DISPUTE WITH THE RESTORATION CONTRACTOR

Reviewed the restoration contractor's $246K invoice following a 2019 theatre fire, developed the expected ROM from the available production, and walked counsel through the charges and the difference between the two.

Ladson v. King County and State of Washington 2022

KING COUNTY SUPERIOR COURT NO. 22-2-01874-7 KNT · JOINTLY RETAINED BY THE WASHINGTON STATE OFFICE OF THE ATTORNEY GENERAL AND CORR CRONIN LLP (DEFENSE)

Site inspection, aerial orthomosaic documentation, and Xactimate repair estimate for a flood-damaged residence presented as a total loss; disclosed for discovery.

Tommy Builders, Inc. v. Owens 2026

PORTLAND, OR · RETAINED BY THE SMITH FIRM, P.C. FOR THE CONTRACTOR

Site inspection and percent-complete / contract-value analysis on a terminated residential remodel.

Agricultural processing facility · Cedar Rapids, IA 2021 – 2023

RETAINED BY DEFENSE COUNSEL FOR THE FACILITY OWNER

Site inspection, 3D Matterport documentation, and dimensional modeling of the facility for an injury matter.

Apartment Owner v. National Restoration Contractor 2024 – 2026

PORTLAND, OR · RETAINED BY OWNER'S COUNSEL (SOKOL LARKIN)

Forensic review of a lien-backed time-and-materials mitigation invoice following a fire-suppression pipe break: allocated cost between the original loss and subsequent events, reviewed temporary-labor productivity, and rebuilt incurred cost from the daily logs. Resolved at mediation.

Cottam v. Country Mutual 2019

RESIDENTIAL WATER LOSS

Xactimate repair estimate with a repair cost narrative following a car impact claim.

Earlier consulting matters

Stanton v. QBE Insurance Corporation · Jewett v. Scottsdale · Vigilant v. Techtronic Industries · Nicon v. 1015165

REPRESENTATIVE ENGAGEMENTS

PROPERTY NAMES SHOWN WHERE PERMITTED · RETAINING CARRIERS WITHHELD

Industrial manufacturing facility · Fife, WA · 250,490 SF 2024 – 2025

INDUSTRIAL FIRE · RETAINED BY PROPERTY INSURER Clerked the project with daily burn-rate reporting and ROM, advised on scope as the loss developed, and reviewed the contractor's $4.95M time-and-materials invoice against the fee schedule, daily logs, and equipment records.

High-rise multifamily · Seattle, WA · 74,467 SF 2026

VANDALISM WATER RELEASE, MICROBIAL, AND FIRE · RETAINED BY PROPERTY INSURER Preliminary ROM, clerking, and crew training during mitigation; forensic review of a 1,060-page, 5,912-hour mitigation invoice: labor hours against sign-in records, project-management staffing, Xactimate pricing at scale, and the contractor's rebuttals during a lien dispute.

Medical office, occupied tenant · Seattle, WA · 13,052 SF 2021 – 2022

WATER AND MICROBIAL · RETAINED BY PROPERTY INSURER 24-hour clerking, crew training, and line-by-line review of a national contractor's $2.18M billing: standby time, labor classifications against MSA rates, overtime, and weekly and monthly rental conversions.

Rail-car manufacturing plant · Portland, OR · 24,000 SF 2021

ROOF COLLAPSE WITH ASBESTOS DEBRIS · RETAINED BY PROPERTY INSURER Clerk-of-the-works on selective demolition and ACM cleanup with drone inspections and weekly reporting; evaluated the responding contractor's $1.41M ROM, built the bid package, and sourced four alternate bids with the ownership and adjustment team.

Senior living community · Tigard, OR 2025

FIRE · RETAINED BY PROPERTY INSURER Clerking, Matterport documentation, and analysis of the mitigation invoice: content-labor hours, chemical quantities, dehumidifier and air-scrubber sizing, and markup.

Apartment building · Portland, OR 2026

ESCAPED LIQUIDS · RETAINED BY PROPERTY INSURER Mitigation invoice review and full submission review; allocated building work not associated with the loss.

Affordable housing community · Seattle, WA 2024 – 2025

THREE CONCURRENT FIRE AND WATER LOSSES · RETAINED BY PROPERTY INSURER Mitigation invoice review, business personal property pricing, and additional-living-expense review across overlapping losses.

Nonprofit headquarters and retail · Portland, OR 2026

FIRE · RETAINED BY PROPERTY INSURER Analysis of the mitigation invoice and support through resolution with the contractor.

Hospital · McCall, ID 2026

WATER MAIN RUPTURE · RETAINED BY PROPERTY INSURER Dry-out analysis report, comparative Xactimate estimate, and side-by-side line-item comparison; temporary clinic documentation.

Multi-tenant commercial · Blackfoot, ID 2025

SPRINKLER BREAK · RETAINED BY PROPERTY INSURER T&M invoice review with a 14-category RFI covering desiccant equipment classification, air-mover counts, and demolition strategy.

Senior living community · Port Townsend, WA · 5,800 SF 2025 – 2026

SUPPRESSION LINE RELEASE · RETAINED BY PROPERTY INSURER Review of the $409K mitigation and repair invoice: carpet replacement scope against inspection findings, dehumidification against S500 calculations, general-contractor labor, permits, and completion of billed repairs; a second, later break allocated separately.

River Grove Elementary School · Lake Oswego, OR 2026

WATER, LAKE OSWEGO SCHOOL DISTRICT · RETAINED BY SDAO Project monitoring, remote moisture monitoring, weekly reporting, mitigation billing review, and repair scope and estimate review.

Amity Middle School Gymnasium · Amity, OR 2026

WATER, MAPLE GYM FLOOR · RETAINED BY SDAO Moisture mapping and monitoring; passive-acclimation drying plan evaluated against a full-replacement proposal.

Automotive retail and service center · Yakima, WA 2024 – 2025

FIRE WITH ENVIRONMENTAL REMEDIATION · RETAINED BY PROPERTY INSURER Mitigation consultant and clerk: weekly consultant reports, drone orthomosaics, canopy scope.

Two senior living campuses · Oregon 2024

PIPE FREEZE · RETAINED BY PROPERTY INSURER Comprehensive 44-page analysis of the restoration contractor's billing with reasonable cost recommendations.

Municipal museum building · Portland, OR 2024

WINTER STORM · RETAINED BY PROPERTY INSURER Joint mitigation report and ROM.

Earlier large-loss engagements

Hotel Alder, Portland, OR (fire, smoke, water, and mold; historic five-story hotel) · The Majestic Theatre, San Antonio, TX (domestic water line break; historic theatre and nine residential floors) · University campus, Eugene, OR (campus-wide freeze event; multi-building invoice analysis) · Coos County Airport, North Bend, OR (construction-phase rainwater intrusion; repair cost analysis and expert report) · Washington County Courthouse, Hillsboro, OR (water losses, 2016 and 2018) · Crater Lake Lodge, OR (generator outage and pipe freeze; historic lodge) · Semiconductor materials plant, Portland, OR (fire and smoke around active production)

RESTORATION CONTRACTOR PROJECT MANAGEMENT

SELECTED LARGE-LOSS PROJECTS MANAGED AS A RESTORATION CONTRACTOR · 1999 – 2015

Clackamas Town Center · Clackamas, OR · 520,000 SF 2012

BIOHAZARD Project management and biohazard restoration following the December 2012 mall shooting.

Portland State University Bookstore · Portland, OR · 15,000 SF

WATER Project management and water restoration after a fire-suppression tank sensor malfunction flooded the below-grade bookstore overnight with more than 224,000 gallons of water.

Good Samaritan Hospital · Portland, OR · 55,500 SF

WATER Project management and restoration following a water heater rupture affecting three floors of medical office space and an embryology lab.

Pape Kenworth Truck Plant · Portland, OR · 61,750 SF

FIRE Project management and fire restoration; a smoke remediation approach was adopted in place of an anticipated $2.4 million building repair scope.